



Mark A. Hackel  
County Executive

## PLANNING & ECONOMIC DEVELOPMENT

1 South Main Street, 7th Floor ♦ Mount Clemens, Michigan 48043

Phone: (586) 469-5285 Fax: (586) 469-6787

[www.ped.macombgov.org](http://www.ped.macombgov.org)

R05-16-R-006

Stephen N. Cassin, AICP  
Director

December 16, 2015

Matthew Didier  
U.S. EPA Region 5 Headquarters  
77 West Jackson Boulevard  
Mail Code SE-7J  
Chicago, Illinois 60604-3507  
Phone 312-353-2112

Re: FY2016 U.S. EPA Brownfields RLF Grant Application  
Macomb County, Michigan

Dear Mr. Didier:

Macomb County (the County) is submitting the enclosed application for a USEPA Brownfields Revolving Loan Grant – \$750,000 for Hazardous Substances and \$250,000 for Petroleum. The County needs this grant to support the continued success of its Brownfields Program, which was first funded with a U.S. EPA Assessment Grant in FY2005 and supplemented in FY2008. The County successfully used the Assessment Grants to develop interest in acquiring and redeveloping brownfields. To date, the Assessment Grants were used to evaluate over 35 brownfield sites. The direct and indirect outcome of the assessment grant program to date includes over 20 sites redeveloped, approximately \$220 million leveraged in private investment, and over 3,300 temporary and permanent jobs created.

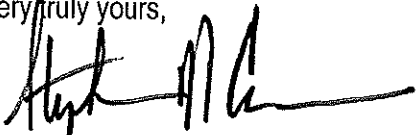
Despite the positive outcomes, urban centers within southern Macomb County are still faced with disproportionately high levels of low-income, minority populations. For example, a predominantly minority neighborhood (47% non-white) in the County's Southern Industrial Corridor (Eastpointe; Census Tract 2589) has a 16.6% unemployment rate and a median income level of just \$36,964. This is a stark contrast to the national unemployment rate (5.8%) and national median income level (\$53,046). To address this concern, the County will focus its redevelopment efforts in three target brownfield areas in Southern Macomb where environmental conditions are disproportionately affecting minority and impoverished residents: South Industrial Corridor, Clinton River Landfills, and Waterfront Urban Area. **Additional Assessment Grant funds (hazardous substances and petroleum) are needed to help sustain the momentum of its successful brownfields redevelopment program, put its residents back to work, improve the local standard of living, and protect the Clinton River and other environmentally and economically important land and water resources in our community.**

The USEPA Assessment Grants are an incentive that have attracted, and will continue to attract, new sustainable businesses to the County. The County also needs additional Assessment Grant funds to evaluate the nature and extent of contamination in its three target brownfield areas, and to conduct cleanup planning that supports redevelopment activities which will ultimately reduce the disproportionate impact of these brownfields on nearby residents and the County's natural resources. The County has experience leveraging Assessment Grant funds (e.g., nearly \$200 million of private investment leveraged from use of FY2005 and FY2008 grants), and understands how to utilize other financial incentives to support brownfields redevelopment (e.g. state grants and loans and USEPA RLFs). The County will use its leveraged funding/resources to support programmatic management and community involvement, and supplement environmental assessment activities.

The following applicant information is provided as specified in the Grant Guidelines:

- a. **Applicant Identification:** Macomb County, One S. Main Street, Mt. Clemens, Michigan 48043; Phone: (586) 469-5064.
- b. **Applicant DUNS number:** 026544713
- c. **Funding Requested:**
  - i. Grant Type: Assessment
  - ii. Federal Funds Requested: \$1,000,000
  - iii. Contamination: \$750,000 hazardous substances; \$250,000 petroleum
  - iv. Community-wide
- d. **Location:** Macomb County, Michigan
- e. *Not a site-specific proposal*
- f. **Contacts:**
  - i. The Project Director is Mr. Jeffrey Schroeder, who can be contacted at One S. Main Street, Mt. Clemens, Michigan 48043; Phone: (586) 469-5064; E-mail: Jeff.Schroeder@macombgov.org.
  - ii. The Project Executive is Mr. Stephen Cassin, Executive Director for Macomb County Department of Planning and Economic Development, who can be contacted at One S. Main Street, Mt. Clemens, Michigan 48043; Phone: (586) 469-5285; E-mail: Steve.Cassin@macombgov.org.
- g. **Date Submitted:** December 16, 2015
- h. **Project Period:** Three years
- i. **Population:**
  - i. 840,978 (2010 U.S. Census)
  - ii. Macomb County is a municipal form of government
- j. **Other Factors:** The Other Factors Checklist is attached.

Very truly yours,



Stephen Cassin, Executive Director – Planning and Economic Development  
Macomb County

Attachments: Other Factors checklist

### Appendix 3

#### RLF Other Factors Checklist

Name of Applicant: Macomb County

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	1
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	11-12
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	3
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	11
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

	Southern Industrial Corridor: Eastpointe, MI CT* 260992589.003	Clinton River Landfills: Utica, MI CT 260992257.011	Urban Waterfront Area: Harrison Twp CT 260992475.002	Macomb County	Michigan	National
Population	2,637 <sup>2</sup>	5,627 <sup>2</sup>	1,761 <sup>2</sup>	845,197 <sup>2</sup>	9,886,095 <sup>2</sup>	311,536,594 <sup>2</sup>
Unemployment	16.5% <sup>2</sup>	6.6% <sup>2</sup>	7.1% <sup>2</sup>	8.1% <sup>2</sup>	7.8% <sup>2</sup>	5.8% <sup>3</sup>
Poverty Rate	33.0% <sup>2</sup>	22.0% <sup>2</sup>	21.4% <sup>2</sup>	12.5% <sup>2</sup>	16.8% <sup>2</sup>	15.4% <sup>2</sup>
Minority	47.0% <sup>2</sup>	29.0% <sup>2</sup>	8.2% <sup>2</sup>	15.4% <sup>2</sup>	20.7% <sup>2</sup>	26.0% <sup>2</sup>
Median Household Income	\$36,964 <sup>2</sup>	\$43,977 <sup>2</sup>	\$33,026 <sup>2</sup>	\$53,451 <sup>2</sup>	\$48,411 <sup>2</sup>	\$53,046 <sup>2</sup>
Children	33.7% <sup>2</sup>	25.0% <sup>2</sup>	17.4% <sup>2</sup>	22.7% <sup>2</sup>	23.3% <sup>2</sup>	23.7% <sup>2</sup>
Seniors	6.4% <sup>2</sup>	6.1% <sup>2</sup>	17.1% <sup>2</sup>	14.6% <sup>2</sup>	14.2% <sup>2</sup>	13.4% <sup>2</sup>
Women, Child-bearing age	23.9% <sup>1</sup>	26.1% <sup>1</sup>	18.4% <sup>1</sup>	19.4% <sup>1</sup>	19.3% <sup>1</sup>	20.6% <sup>1</sup>
*CT – Census Tract	<sup>1</sup> Data from 2010 U.S. Census and is available at <a href="http://www.census.gov">www.census.gov</a> <sup>2</sup> Data from 2009-2013 American Community Survey and is available at <a href="http://factfinder.census.gov">factfinder.census.gov</a>					

**1.a(iii) Description of Brownfields:** The County identified three health and welfare concerns related to its brownfields: 1) the concentration of brownfields located near impoverished neighborhoods; and 2) the number of brownfields near sensitive populations (neighborhoods with a high percentage of children, pregnant women, or elderly); and 3) unregulated landfills and dumps that are contributing to non-point source pollution to Clinton River, a major tributary to Lake Huron. The County's existing USEPA Assessment Grant program (Section 2.a.i) identified over 200 potential brownfields which include numerous circa-1940's vacant industrial and manufacturing buildings located in south Macomb County (e.g. cities of Warren, Center Line, and Eastpointe). The County also identified numerous known and suspected brownfields in the urban waterfront area (Harrison Township, Mt Clemens) and unregulated river-front landfills (Utica, Sterling Heights). At least 800 potential brownfields (auto repair shops, machine shops, dry cleaners, manufacturing plants, junkyards, gas stations, bulk oil facilities) were identified in the County through the previous Assessment programs. According to MDEQ, over 80 leaking underground storage tank (UST) sites exist within the County. The County identified priority brownfields within the targeted communities, listed in the following table, on which it will focus RLF Grant funds. Table 2 lists identified brownfield sites, with known or suspected contamination, that are located within sensitive populations:

Table 2 – Health Threats of Priority Sites		
Priority Site ( <i>Size and proximity to sensitive populations</i> )	Historic Use(s) / Possible or Known Contaminants / Current Condition	Potential Exposure Pathways and Health Effects <sup>1</sup>
<b>Former Sugar Beet Factory</b> <i>Approx. 2 acres in downtown Mt. Clemens area (census tract 2450), adjacent to impoverished neighborhood and Clinton River.</i>	Former factory with known arsenic, lead, chlorinated volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs), asbestos / vacant	Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, PCBs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
<b>Clinton River Landfills</b> <i>Approx. 100 acres of unregulated dumps and landfills along the river. (census tracts 2258, 2281), located in low-income, elderly populated neighborhood. Landfilled material beneath a portion of Eppler Junior High School site.</i>	Unregulated dumps / VOCs, SVOCs, PCBs, metals, and methane gas	Physical hazards (vacant, blighted) Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, PCBs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
<b>Southern Industrial Corridor</b> <i>Numerous abandoned machine shops, automotive repair facilities, and manufacturing businesses in southern Industrial Corridor (census tract 2589, 2640, 2638), located adjacent to low-income, minority neighborhood.</i>	Former machining, automotive manufacturer / VOCs, chlorinated solvents, PAHs, metals, asbestos/ vacant since 2012	Physical hazards (vacant, blighted) Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer

**1.a(iv) Cumulative Environmental Issues:** The priority brownfields are located in residential neighborhoods and near parks, and/or schools occupied by low-income, high-minority, younger, sensitive populations with poor nutrition and health care and higher levels of health issues so the effects of exposure are greatly exacerbated. Abandoned landfills, manufacturing sites, and gasoline service stations are a concern because of methane or volatile vapor intrusion threats to occupied structures. Abandoned buildings on the sites pose a dangerous threat to children and create refuges for criminal activity.

Health conditions in the low-income, Southern Industrial Corridor (Section 1.a.ii) are adversely affected by environmental pollutants. The National Center for Health Statistics report *Trends in Asthma Prevalence, Health Care Use, and Mortality in the United States, 2001-2010* (May 2012), indicates that the prevalence of asthma is higher for individuals with income below the state poverty level (11.2%) than those living with incomes above the poverty level (8.7% for those 100% to 200% of the poverty level, and 7.3%

for those 200% or more of the poverty level). In addition to asthma, the percentage of obesity among lower income adults (30.7% for household income below \$35,000) are higher than that those of higher income (26.6%) (*Vital and Health Statistics, Series 10, Number 249, December 2010*) USDA Urban Food Deserts (a low income area with a distance of 1 mile or greater from a grocery store with fresh fruits/vegetables) are present within the County. The redevelopment of brownfields sites offers an opportunity for the introduction of fresh food grocery stores into these impoverished and malnourished communities.

The environmental threats posed by Macomb County's brownfields are primarily located in the manufacturing and business corridor areas (Gratiot Avenue and Groesbeck Highway). These areas are approximately 2-3 miles from Lake St. Clair, which connects Lake Huron and Lake Erie. Illicit discharges of industrial wastes and other contaminated stormwater runoff from the County's dilapidated and vacant industrial buildings is a major concern for Lake St. Clair. Also, in 2014, the County experienced a 100-year flood event of the Clinton River watershed that resulted in several hundreds of thousands of dollars of property damage, necessary road repairs, and further erosion of the Clinton River. This portion of the County was declared a Federal Disaster Relief area for which Federal Emergency Management Agency (FEMA) provided assistance; however, the exposed waste along the riverbank of the Clinton River in Utica remains unaddressed. The contamination poses a threat to both aquatic life and nearby residents in low-income, high-minority neighborhoods, targeted in one of the County's target brownfield areas (Clinton River Landfills). Stormwater run-off from brownfields poses a significant threat (via direct contact and ingestion) to underprivileged neighborhood children who play in the waterways because they do not have access to other affordable recreational opportunities; a significant environmental justice concern for the County.

**1.b. Impacts on Targeted Community:** The priority brownfields, located near or in residential neighborhoods, schools, and/or parks within the targeted communities, negatively impact sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. Cumulatively, the effects of brownfields and pollution in Macomb County have had profound impacts on its citizens, especially the economically disadvantaged. The following table provides statistics on key public health issues.

Table 3 – Disproportionate Health Effects				
Geographic Area	Elevated Blood Lead Levels in Children 5 and Under	Asthma Prevalence	Cancer Incidence Rate	Infant Mortality Rate
U.S.	3.9% <sup>6</sup>	8.2% <sup>5</sup>	459.8% <sup>1</sup>	6.1% <sup>3</sup>
Michigan	4.5% <sup>7</sup>	15.6% <sup>4</sup>	488.1% <sup>2</sup>	6.9% <sup>3</sup>
Macomb County	5.4% <sup>7</sup> (Warren, MI)	16.9% <sup>4</sup>	506.2% <sup>2</sup>	5.7% <sup>3</sup>

<sup>1</sup>Michigan Department of Community Health (MDCH), Cancer Incidence per 100,000 individuals 2007-2011; <sup>2</sup>Michigan Department of Community Health (MDCH), Cancer Incidence Rates by Race and Sex per 100,000 individuals 2009-2011; <sup>3</sup>Michigan Department of Community Health (MDCH), Incidence per 1,000 live births 2008-2012 and CDC National Vital Statistics Report, 2014 using 2012 final data of Incidence per 1,000 live births; <sup>4</sup>MDCH Michigan Behavioral Risk Factor Surveillance System 2011-2013; <sup>5</sup>CDC National Health Interview Survey 2004-2011 <sup>6</sup>CDC Forth National Report on Human Exposure to Environmental Chemicals 2009 <sup>7</sup>Annual Data Report on Blood Lead Levels in Children in Michigan 2012.

The rates of elevated blood lead levels, asthma, cancer, and infant mortality (see Table 3) in the County, demonstrate the County and its minority and sensitive populations are disproportionately impacted by their proximity and exposure to contaminants from the County's brownfields, presenting an environmental justice issue for the County. Elevated blood lead levels in children, prevalence of asthma, and elevated cancer rates are higher in the urban communities (Warren) and the County than in the United States. It is likely the brownfields within the County's targeted communities are generating air pollutants that are contributing to the elevated asthma and cancer rates of minorities and children from poverty-stricken areas of our County, and negatively impacting the health of expecting mothers and children. Direct contact or ingestion of contaminated soil particulates in these areas may also be contributing to the elevated cancer rates and blood lead levels in children within the southern industrial corridor of the County.

The Michigan Department of Community Health reported the infant mortality rate in Macomb County is rising and was higher in 2010-2012 than it was in the previous 10 years, and the County's rate of elevated blood-lead levels in children is higher than the national rate. Children in the south Industrial Corridor are more likely to be exposed to lead particulates from buildings on brownfields and aged residential structures. Some of the highest numbers of older housing units (constructed before 1978) contain lead-based paint hazards and are located in the County's disproportionately impacted, targeted communities.

Another environmental concern is the migration of contaminants from brownfields to the Clinton River watershed basin and eventually to Lake St. Clair. Migration of contaminants through stormwater and and/or groundwater from the County's brownfields presents a threat to water quality, sediments, and aquatic life. Leachate and runoff from unregulated landfills along the Clinton River in Utica, Sterling Heights, and Shelby Township continue to adversely affect aquatic habitats and poses an exposure risk to residents who use the waterways for fishing and recreation. The Clinton River watershed is listed as a U.S. EPA Area of Concern. The reinfusion of a RLF Grant will provide the County with the necessary funding to remediate contamination at its priority brownfields, install necessary response measures and engineering controls, and begin improving the health and welfare of its residents and natural environment.

### 1.c. Financial Need

1.c(i) Economic Need: According to the Southeast Michigan Council of Governments (SEMCOG), from 2000 to 2010, the population in Southeast Michigan decreased by 128,625 people, or -2.7%. Although Macomb County experienced a total population increase (6.7%) in this period, the growth occurred in the northern portion of the County while the population in southern manufacturing areas in Eastpointe, Mt. Clemens, Warren, and Center Line remained virtually unchanged. Urban sprawl from the southern urban areas of the County to the northern rural areas of the County is a continuing problem. The stagnant population, unemployment, and poverty conditions in south Macomb County communities (Eastpointe, Mt. Clemens, Warren) are far worse than the rest of the County, State, and U.S. (Table 4):

Table 4 – Poverty Statistics						
	Eastpointe	Mt. Clemens	Warren	Macomb County	Michigan	U.S.
2013 Population <sup>3</sup>	32,524 <sup>3</sup>	16,362 <sup>3</sup>	134,376 <sup>3</sup>	845,197 <sup>3</sup>	9,886,095 <sup>3</sup>	311,536,594 <sup>3</sup>
Population Change from 2010-2013 <sup>1</sup>	0.6% <sup>1</sup>	0.5% <sup>1</sup>	0.6% <sup>1</sup>	1.6% <sup>1</sup>	0.1% <sup>1</sup>	2.4% <sup>1</sup>
% Unemployment	11.6% <sup>3</sup>	9.0% <sup>3</sup>	9.1% <sup>3</sup>	8.9% <sup>2</sup>	6.7% <sup>2</sup>	5.8% <sup>2</sup>
% Below Poverty	22.6% <sup>3</sup>	21.8% <sup>3</sup>	18.2% <sup>3</sup>	12.5% <sup>3</sup>	16.8% <sup>3</sup>	15.4% <sup>3</sup>
% Minority	43.3% <sup>3</sup>	32.6% <sup>3</sup>	22.7% <sup>3</sup>	15.4% <sup>3</sup>	20.7% <sup>3</sup>	26.0% <sup>3</sup>
<sup>1</sup> Data from 2010 U.S. Census and is available at <a href="http://www.census.gov">www.census.gov</a> <sup>2</sup> Data from Bureau of Labor Statistics (Oct 2014) and is available at <a href="http://www.bls.gov">www.bls.gov</a> <sup>3</sup> Data from 2009-2013 American Community Survey and is available at <a href="http://factfinder.census.gov">factfinder.census.gov</a>						

The County's tax revenue was hit hard by a 50% decline of home values from 2006 through 2012. Although housing values have partially recovered in the last two years, the taxable value (County's revenue) has not recovered because of Michigan's annual 3% cap on increasing the taxable value of homes (Proposal A). In 2014, the County's tax revenue was \$31M lower than the tax revenue in 2009. Because of Proposal A limitations, the County forecasts that it may take roughly 20 years to return to the pre-2009 tax levels. This reduced revenue stream is restricting the ability to address brownfield sites, which is creating economic and health hardships on the remaining low income, minority populations that don't have the resources to relocate. Table 5 below summarizes some example CTs where minority populations (Black/African American) are experiencing financial hardship:

Table 5 – Poverty Statistics by Census Tracts							
	US Avg	CENSUS TRACT (CT) #s					
		2450	2589	2638	2640	2681	2475
		Mt. Clemens	Eastpointe	Warren	Warren	Center Line	Harrison Twp
% Below Poverty Line <sup>1</sup>	15.4%	33.2%	33.0%	44.1%	41.3%	22.1%	25.6%
% Black or African American <sup>1</sup>	12.6%	55.5%	40.0%	31.0%	51.2%	19.6%	6.3%
% Unemployment <sup>1</sup>	5.8%	11.1%	16.5%	12.4%	17.5%	7.5%	27.7%
Percent with Food Stamps <sup>1</sup>	12.4%	44.3%	40.3%	43.7%	50.1%	40.6%	32.6%
Per Capita Income <sup>1</sup>	\$28,155	\$16,028	\$15,608	\$15,121	\$13,584	\$19,905	\$18,067
Median Household Income <sup>1</sup>	\$53,046	\$21,267	\$36,964	\$27,019	\$26,929	\$34,153	\$26,545
<sup>1</sup> Data from 2009-2013 American Community Survey and is available at <a href="http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml">factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml</a>							

This data correlates to the County's most brownfield-impacted neighborhoods. The data clearly show the classic effects of urban sprawl and unemployment: increased populations of low-income minority citizens, increased dependency on food stamp programs, and higher numbers of abandoned and vacant houses. In a majority of these neighborhoods, the poverty and income disparity is two to three times worse than the national averages. The decrease in property values due to the presence of so many brownfields in and near these neighborhoods attracts the economically disadvantaged to areas of low housing costs and inhibits the equity growth for those that do own homes. This is a classic example of environmental injustice made worse because these residents are exposed to more health-impairing pollution while struggling to earn enough money to simply pay their bills, ultimately depending more and more on public services (i.e., public assistance, unemployment benefits, medical benefits, etc.), which the County and state are struggling to provide.

The endless downward spiral of the manufacturing industry resulted not only in catastrophic job losses in the County but also the creation of several brownfields in and around residential areas. Small businesses that supported these large manufacturers have also failed, creating additional smaller brownfields scattered throughout the County's mixed-commercial and residential districts. The impact of the global financial crisis of the 2000's decade subsequently resulted in nearly 3,000 residents losing their jobs (*State of Michigan Labor Market Information*). The good news is the County is on the rebound and we are confident that with efficient planning and the infusion of grant funds to incentivize brownfield redevelopment, we will once again become a strong County and a destination community for employers (job creators).

**1.c(ii) Financial Need:** The loss of manufacturers and support businesses in the southern Industrial Corridor significantly affected neighborhood residents that depended on the jobs. Many of these workers lived in the surrounding low-income neighborhoods and without personal vehicles were dependent on jobs where they could walk, bike, or use local public transportation to get to work. In Census Tract 2642 in the Industrial Corridor, up to 80% of households have no personal vehicle (*2008-2012 American Community Survey 5-Year Estimates*). As factories and supporting businesses shut their doors, vacant, dilapidated sites multiplied. With the lost income, workers in the surrounding neighborhoods lost their homes, and vacant housing added to the blight. In Census Tract 2640, located in the Industrial Corridor, 25.4% of the housing units are vacant, which is significantly higher than the vacancy rates for the County (6.9%). These vacant properties are magnets for vandalism, theft, and drug activity, putting a strain on the city's fire and police forces and compromising the safety of neighborhoods.

## 2. RLF Program Description and Feasibility of Success

2.a (i) **Program Description:** Macomb County will continue its successful brownfield redevelopment program (Section 5c) by using community partnerships, economic development initiatives, and financial incentives such as local tax increment financing (TIF) and USEPA Hazardous Substances and Petroleum Assessment and RLF Grants. The RLF grant will be used to evaluate priority brownfields in the three targeted communities where redevelopment will reduce threats to human health and the environment and generate new tax revenue, housing, jobs, recreational opportunities, and/or greenspace creation.

The grant management team initially will review applications, with support from Macomb County Planning and Economic Development (MCPED) (developer and project financial viability) and environmental consultant (environmental activities, eligibilities, and costs). The following other factors will also be evaluated: adherence to the County's brownfield redevelopment strategy, zoning, land use, etc.; potential for job creation and retention; reuse of infrastructure and incorporation of sustainability components; and open space creation or preservation. If approved by the grant management team, the grant application will be forwarded to the Office of the Macomb County Executive for final approval.

The County's other available brownfield cleanup and redevelopment resource, brownfield TIF, is a reimbursement program. The RLF will provide cash flow to pay for environmental cleanup, which generally occurs at the beginning of a project, when financing is most difficult to obtain. Use of the RLF dollars will be prioritized to cleanup and redevelop brownfields in the target neighborhoods described in Section 1. This approach will help achieve the County's redevelopment strategy to: improve the environment, stimulate economic development, and improve quality of life. The RLF Grant program can also help achieve a number of the supporting objectives, such as creating a sustainable economy, reinvesting in older, poorer areas of the County, revitalize neighborhoods with a range of housing and lifestyle choices, redevelop abandoned properties, clean up brownfield sites, reduce environmental justice concerns, protect and revitalize natural resources and greenspace, and create recreational opportunities.

The key to a successfully RLF program will be selecting the right projects and loan recipients and applying appropriate safeguards to ensure that loans will be repaid in the shortest period possible so the funds can revolve. Loans will be made only to borrowers who can demonstrate: 1) financial stability; 2) economic viability of their project; 3) sufficient project cash flow or incremental taxes to repay the loan; and 4) eligibility of the project site and response activities for RLF funding. No loan will be made until a Development Agreement is executed, spelling out the developer/borrower's and Grantee's obligations and commitments. Borrowers also must agree to loan terms and security agreements that safeguard loan repayment. Loan repayment periods will be the shortest possible (typically 10 years or less) without placing project economics in jeopardy. To maximize our ability to revolve the funds, subgrants are not anticipated.

The RLF grant will be used to provide loans to fund cleanup activities at priority sites where residential, commercial, or industrial projects will reduce threats to human health and the environment and generate new tax revenue, housing, jobs, recreational opportunities, and/or greenspace. The County expects loans to be a minimum of \$100,000 because the level of effort and cost to process a loan makes smaller loans much less attractive. Interest will be based on the level of risk associated with the loan, project economics, borrower credit worthiness, repayment schedule, likelihood of cleanup success, and priority of the project. Interest rates will range from 1% to 5%. Typical loan terms will be 5 to 10 years, with provision for a 1 to 3 year payment deferral to allow project completion and generation of positive cash flow or tax increment revenues. Loan guarantees and/or security in the form of bonds, letters of credit, or mortgages will be required to collateralize a developer's failure to repay the loan.

Projects will be selected first on eligibility of the borrower and site for RLF Grant funding. The next selection criterion will be project quality and whether the project meets the objectives of the County's brownfield redevelopment plan. Prospective borrowers must then demonstrate the economic viability of the project and their own financial stability. Borrowers must provide three years reviewed or audited financial statements and demonstrate that the project is economically viable through market studies or other empirical evidence, and provide project *pro formas* that demonstrate return on investment and cash flow sufficient to support the project and loan repayments. Developers also must provide evidence of sufficient capital (equity plus borrowing) to finance the project. If the site is determined eligible for RLF funding, the project and requested loan then will be evaluated and approved or rejected by the County's RLF management team (see Section 2.a.iii for a detailed description of team members and roles). The RLF management team initially will review the submissions, with support from MCPED (developer and project financial viability) and environmental consultant (environmental activities, eligibilities, and costs). The

following other factors will also be evaluated: adherence to the County's brownfield redevelopment strategy, zoning, land use, etc., potential for job creation and retention; reuse of infrastructure and incorporation of sustainability components, and open space creation or preservation. If approved by the RLF management team, the loan will be forwarded to the County's legal counsel and Office of the Macomb County Executive for final approval.

After project approval, the Project Manager, supported by the Financial Manager, environmental consultant and legal counsel, will prepare and negotiate the loan agreement, security agreement, development agreement, promissory note, and mortgage (if applicable). The environmental consultant will prepare the grant documents (Quality Assurance Project Plan (QAPP), Analysis of Brownfield Cleanup Alternatives (ABCA), Community Involvement Plan, and Decision Memorandum), help establish a document repository, and coordinate a 30-day ABCA public comment period. After closing the loan, the Project Manager and environmental consultant will review and monitor the following: 1) preparation of bid plans and specifications (to ensure task eligibility, facilitate pay request reviews and approvals, and requirements for compliance with Davis-Bacon and federal cross-cutters); 2) Davis Bacon compliance during response actions; and 3) compliance with MDEQ-approved work plans and loan/contract documents. They also will review pay requests and perform program reporting. Program outputs and outcomes will be regularly entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database following remediation and/or redevelopment activities.

The County understands that the requested RLF funds will likely be insufficient to fully cover the costs of environmental cleanup activities and other brownfield redevelopment costs on a given site. Therefore, the County will use leverage additional funds needed to support successful projects (Section 2.b.iii).

**2.a(ii) Marketing Strategy:** RLF loans will be provided to developers/businesses to support viable, brownfield redevelopment projects. Developers of sustainable projects that reduce environmental impacts and create high-wage jobs or affordable housing with greenspace/recreational amenities will be the RLF applicants of choice. The County will actively seek projects and developers for the priority sites in the target communities/areas (Section 1). The County also will target private developers and growing businesses that fit the Blue Water Initiative.

The Planning Department will play a significant role in communicating the local community and private developer interests in redevelopment of brownfields. The County, along with its partners (Habitat for Humanity, Advancing Macomb, Chamber of Commerce), will coordinate redevelopment locations and objectives. The County anticipates that RLF funds will be needed to support asbestos and lead-based paint abatement at many of the Southern Industrial Corridor buildings and the proposed Lakeshore Senior Center in St Clair Shores, Michigan. The RLF would be used for these projects. The County has already made the area's lenders, attorneys, realtors, developers, and businesses familiar with its brownfield program through previous Assessment/RLF Grant outreach and website announcements.

## **2.b. Task Description and Budget Table**

**2.b(i) Task Descriptions:** The following four tasks will be required to implement the RLF Program. Approximately 96% (\$958,000) of the RLF budget will go directly to cleanup work. Expenses associated with fringe benefits, travel, equipment, or supplies will be in-kind (in-kind costs are summarized below and detailed in Section 2.c). The 20% cost share will be achieved by requiring borrowers to contribute, directly or through external leveraging, at least 20% of the costs of conducting response actions (eligible activities associated with Task 3) funded with each RLF loan.

**Task 1 – Programmatic Activities (\$8,000):** This includes County personnel costs of \$5,000 (\$50/hour for 100 hours) and contractual costs of \$3,000 for an environmental consultant for the following activities: RLF program marketing; development of forms/procedures for project submittals; establishing procedures and criteria for reviewing and qualifying projects and borrowers for loans; developing template development agreement, loan, security, and mortgage documents; and managing the environmental consultant and financial advisor. In addition, once eligible, the site will be entered into the ACRES. The ACRES profiles will be updated following completion of cleanup activities. Outputs include completion of project marketing, development of project procedures and forms, development of templates for the four key loan documents, and movement of up to five potential RLF loan projects to the loan committee evaluation.

**Task 2 – Project Review, Cleanup Planning, and Community Involvement (\$21,000):** This includes County personnel costs of \$5,000 (\$50/hour for 100 hours) and contractual costs of \$16,000 for an

environmental consultant/financial advisor for the following activities: reviews of project summaries, site characterization reports, requested funding, and project financial *pro formas*; and preparation of Analysis of Brownfields Cleanup Alternatives (ABCAs), Community Relations Plans (CRPs), Decision Memoranda, and loan and security agreements. The County will provide in-kind staff resources (\$40,000; 800 hours at \$50/hour) to prepare loan documents, document site selection process, and establish document repositories. Outputs include selection/processing of up to four projects for funding and completion of all document preparation and community involvement activities (at least three per project).

**Task 3 – Environmental Cleanup and Monitoring (\$958,000):** This includes contractual costs of \$35,000 for an environmental consultant to monitor cleanups for compliance with RLF Grant provisions, Davis-Bacon/federal cross-cutting requirements, and VCP cleanup goals/criteria. Contractual costs also include technical reviews of cleanup plans/reports, cost tracking, and coordination with MDEQ. This task includes \$923,000 to provide loans of an average of \$230,750 to up to four eligible entities/projects. Outputs include completion of up to four loan-funded cleanups, up to four Davis-Bacon compliance reports, and regulatory sign-off on conformance of cleanup projects with MDEQ.

**Task 4 – Loan Management (\$13,000):** This includes County personnel costs of \$8,000 (\$50/hour for 160 hours) and contractual costs of \$5,000 for an environmental consultant for the following: review/approval of invoice activities and amounts; tracking invoices/costs against approved work plans and budgets; preparing quarterly reports; tracking measures of success; RLF operation. Outputs include project accounting, grant drawdown, invoice payment for up to four loans, and on-time quarterly reports.

**2.b(ii) Budget Table:**

Table 6 – Program Budget Breakdown					
Hazardous Substances RLF Grant:					
Budget Categories	Task 1 Programmatic Activities	Task 2 Project Review, Cleanup Planning, & Community Involvement	Task 3 Environmental Cleanup and Monitoring	Task 4 Loan Management	Total
Personnel	\$3,000	\$3,000		\$5,000	\$11,000
Contractual	\$2,000	\$10,000	\$25,000	\$3,000	\$35,000
Loans			\$723,000		\$728,000
Sub-Total	\$5,000	\$13,000	\$748,000	\$8,000	\$774,000
Petroleum RLF Grant:					
Budget Categories	Task 1 Programmatic Activities	Task 2 Project Review, Cleanup Planning, & Community Involvement	Task 3 Environmental Cleanup and Monitoring	Task 4 Loan Management	Total
Personnel	\$2,000	\$3,000		\$3,000	\$8,000
Contractual	\$1,000	\$5,000	\$10,000	\$2,000	\$18,000
Loans			\$200,000		\$200,000
Sub-Total	\$3,000	\$8,000	\$210,000	\$5,000	\$226,000
Total Federal Funds:	\$8,000	\$21,000	\$958,000	\$13,000	\$1,000,000

**2.c Ability to Leverage:** The following summarizes the proposed leveraged resources for the program:

Table 7 – Leveraging Resources			
Source	Resources and Role	Estimated Value	Likelihood
Macomb County	Meeting rooms, educational materials, staff time for press releases, outreach meetings/hearings, website updates.	\$25,000 (500 hrs @ \$50/hr)	100%
	Staff time to document site selection process, establish document repositories and prepare/negotiate loan agreements.	\$10,000 (200 hrs @ \$50/hr)	100%
Macomb Community College	Meeting/event rooms, educational materials, marketing, outreach meetings/hearings, website updates.	\$10,000 (200 hrs @ \$50/hr)	90%
Advance Michigan IMCP	Marketing and outreach assistance, outreach efforts, and website updates.	\$15,000 (300 hrs @ \$50/hr)	80%
Brownfield Redevelopment Authority*	Tax increment reimbursement of eligible cleanup and redevelopment costs; grants and loans up to \$100,000/yr	Depends on cost of activities and value of redevelopment	100% if redevelopment occurs
Tax Increment Financing Authority*	Loans for site improvement and infrastructure (\$2,000,000/yr available)	Depends on cost of activities	100% if redevelopment occurs
Michigan Economic Development Corporation*	Tax increment reimbursement of eligible costs; grants, loans or other assistance.	Depends on cost of activities and value of redevelopment	100% if approved by MEDC

\* Commitment letters attached in Attachments 3 and 4.

The following existing state and federal resources are also available by application and have been accessed by the County on other projects and will continue to be sought to supplement grant funds:

- Michigan Brownfields Grants/Loans – Grants/loans up to \$1,000,000 per site for assessment and remediation; ~ \$1.5 million in grant funds/\$10 million in loan funds are available; legislation is pending to add \$12,500,000 to the grant fund. The County used \$1M from this fund for a brownfield in Utica.
- Michigan Clean Water State Revolving Fund & Strategic Water Quality Initiative Fund: grants and loans to plan and design storm sewer infrastructure improvements and eliminate illicit discharges to the water bodies of the state. The County continues to access this fund for projects along waterways.
- Michigan Community Revitalization Program – Grants up to \$1,000,000 to support brownfields redevelopment; approximately \$50 million in grant funds available. Its funded projects in downtowns.
- Michigan Business Development Program – Up to \$10 million to support development and expansion of businesses creating jobs; approximately \$50 million in funds available. Currently used by County.
- U.S. EPA Brownfields RLF Grant Supplemental Funding and/or Cleanup Grants - The County can apply for annual supplemental RLF funding, and/or Cleanup Grants of up to \$200,000 per site for grantee-owned property.
- National Oceanic and Atmospheric Administration (NOAA) - Grants to support coastal zone restoration and habitat improvements. The County currently access funds from this organization.

### 3) Community Engagement and Partnerships

#### 3.a Plan for Involving Targeting Community & Other Stakeholders; and Communicating Progress

The County believes it is important to provide its citizens and community organizations ample opportunities to become informed and provide input into all phases of the Project. Following the U.S. EPA award notice for the new RLF Grants, the County will announce the award to the community through a press release to its local newspaper, *Macomb Daily*, a notice of the County website, and advertisements on local radio stations (e.g. WJLB 98 FM, WDET 101.9 and by posting the announcement in multiple locations on the Macomb County website and social media sites. The County will notify its community partners (see Section 3.c) to assist with the community notification process.

The primary post-award community input program will be focused on preparation of the grant Work Plan and final budget. After a draft Work Plan and budget are prepared, they will be made available to the public, and comments on the draft will be solicited. The document will be posted on the County's website, and hard copies will be made available at the County offices to ensure access for those without adequate information technology availability, knowledge, or experience. The document availability and solicitation of comments will be announced to the public via the County's website, newspaper notice, local radio stations, MCPED's FaceBook page and specific notification of community partners. Public comments on the proposed Project and allocation of grant funds will be accepted verbally, in writing, and publicly discussed during a meeting of the Macomb County Board of Commissioner's Planning and Economic Development committee. The draft Work Plan will be modified in response to relevant comments and all comments/responses will be summarized in the final Work Plan. Following approval of the Work Plan, the County will seek public input prior to conducting RLFs at priority sites and when additional information regarding the Project is requested by citizens. County representatives will attend community organization meetings to discuss the Project and/or specific site cleanups. Meetings will be held at priority sites before site activities are initiated to familiarize stakeholders with what to expect during and after the cleanup.

The County will communicate the grant program to the affected communities using a combination of electronic and printed media, community organizations, and grass-root efforts. Public meetings, focus groups, surveys, and interviews with residents will be held to collect ideas and develop detailed recommendations. The County will also use this model with a focus on residents in the neighborhoods of the targeted communities during the RLF Grant project.

The Plan for involving the affected community will include three primary efforts: 1) notification of Grant award, 2) "kick-off" meeting and initial outreach, 3) on-going education and communication. The County's residents rely on local newspapers, radio stations, and social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the *Macomb Daily* and Advisor & Source newspaper. The County will also place advertisements on the local television station (WXYT) and local radio station (e.g. WJLB 98 FM) to reach residents at every educational level and those without internet service. If the County learns of specific language or disability needs, it will provide the required support. For instance, in communities with high Hispanic populations, the County will produce community outreach materials in Spanish for public announcements and meeting notices.
- Notifying the key community-based organizations that will have an active role in the project such as Advancing Macomb, Chamber of Commerce and Automation Alley (Section 3c). Several of the organizations will publish notification about the grant award on their websites and newsletters.
- Posting notification of the award and Brownfield Program information on the County's website.

Secondly, the County will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. public library in the affected City) to acquaint the targeted communities, key community organizations, environmental organizations, educational institutions, and the general public with the grant project. The County will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for RLF and/or redevelopment. The outcomes of the meeting will be distributed through the County's website and newsletter. Copies of project documents will be posted on the County's website, and hard copies will be available at MCPED to ensure access for those without information technology access. Public comments will be accepted verbally and in writing at the offices of the Project Manager and at an initial public kick-off meeting to be held at the County offices to acquaint citizens, community leaders, business and citizen groups, and other stakeholders with project goals and operational principles. The draft Work Plan will be modified, as appropriate, in response to relevant comments. Comments and responses will be summarized in the final Work Plan. The County will continue education and outreach activities providing regular updates on program progress through the County's website. If health threats are identified as part of this outreach process, the Macomb County Environmental Health Department (Health Department) and MDEQ will become a partner in community involvement and education (Section 3.b). When cleanup and/or redevelopment planning is initiated for a

site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented. A final report will be prepared to summarize project outputs and outcomes.

**3.b. Partnerships with Government Agencies:** The County will continue its existing strong partnerships with local and state environmental/health agencies to ensure that the project is successful. The Health Department has been actively involved in education/notification, testing and monitoring, and exposure evaluations for the County. The Health Department is currently involved in testing blood-lead levels in children in south Macomb County. The Health Department is also working to acquire a Community Development Block Grant (CDBG) grant that will provide additional funding for lead investigations for children found to have elevated blood-lead levels.

The partnership established with MDEQ through the County's existing brownfields and EPA RLF Grant programs will be continued to help ensure appropriate RLF cleanup and development of brownfields. The cleanups will be conducted in compliance with Michigan's VCP. Partnering with MDEQ district and headquarters staff will be important for acquisition of technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. The MDEQ will review and approve Closure Reports (compliance with VCP) for sites where response actions are conducted. When tax increment financing is used to reimburse eligible costs of environmental activities, Work Plans must be reviewed and approved by the MDEQ prior to implementation. The MDEQ also manages the state's Brownfields Grant and Loan Program.

The cleanup criteria established by the MDEQ under the Michigan VCP will be used to identify and address on-site health and environmental threats posed by the identified contamination. If imminent threats to human health or the environment are discovered during a cleanup project, the Health Department and/or MDEQ will be brought in as partners to provide appropriate notice, information, and services to the affected population. The expertise and experience of Health Department will be called upon to help identify/verify offsite health threats posed by identified contamination, identify related toxicological issues and perform risk evaluations, design and conduct notification/education programs, and coordinate health testing if a brownfield site is confirmed to pose an off-site exposure risk. The Health Department will call upon the Michigan Department of Community Health if additional expertise and/or support is needed. The MDEQ will identify appropriate response actions and monitoring programs to mitigate the threats.

There are no USEPA Environmental Workforce Development and Job Training programs currently operating in the County. However, the County continues to participate in the U.S. Economic Development Administration's (EDA) Investing in Manufacturing Communities Partnership (IMCP) through Advancing Macomb (Attachment 3). Advancing Macomb, a community growth organization compiled of businesses leaders, will leverage IMCP and other funding mechanisms to promote new business, jobs, and improved community life. The partners of the Assessment Grant program, including Macomb Community College, Macomb Chamber of Commerce, and Advancing Macomb (Section 3c), will assist with identifying funding programs and providing job training, redevelopment collaboration, and environmental outreach.

The County will also be supported by MCPED staff to ensure that sustainable and equitable development goals are met. MCPED will support the County's brownfield program by providing guidance to optimize existing infrastructure and identify appropriate re-use of sites in relation to the surrounding neighborhoods. The County's engineer will offer guidance on stormwater pollution prevention measures such as bioswales and rooftop rain gardens during redevelopment planning and will review stormwater pollution prevention plans at sites where grading or construction occurs.

**3.c. Partnerships with Community Organizations:** Below is a summary of the community organizations and roles the County identified for the RLF Grant. Letters of commitment from community organization partners are included in Attachment 4.

*Macomb Community College (MCC)* is a publically funded and community-based institution that continues to be committed to helping the County train and educate students on environmental stewardship and work-force related topics. MCC will work with the County and new businesses to provide training, marketing, outreach, alternative energy grant assistance, meeting facilities, and employment opportunities.

*Advancing Macomb* is a community growth organization, compiled of many business leaders, that supports the County's corporate, institutional, non-profit and public communities. Advancing Macomb's role in the RLF program will be: provide a network to communicate and advertise the Grant objectives, promote

inter-governmental collaboration, identify business and community partnerships, and educate and helping entrepreneurs in accessing and utilizing the grant funds.

*Macomb Habitat for Humanity* raises money through various charities to help low-income and minority neighborhoods in Macomb County. Habitat for Humanity will be one of several community-based organizations that will help the grant program reach residents in target cleanup areas. Proposed low income housing is planned for brownfield areas within the Southern Industrial Corridor (Warren, Eastpointe) and in the Waterfront areas (Mt Clemens). Habit for Humanity will play a key role in coordinating redevelopment plans, communicating brownfield cleanup projects, and leveraging other funds.

*Clinton River Watershed Council (CRWC)* is non-profit organization dedicated to promoting and enhancing the Clinton River, its watershed, and Lake St. Clair. The CRWC will assist the grant management team in identifying sites negatively impacting the river and target brownfield areas, securing redevelopments that reduce riverine impacts, and expanding the proposed trail efforts along the Clinton River. The County is working with CRWC and municipalities to coordinate the use of a \$4.5M EPA SAW grant to improve river habitats within the Clinton River and within the Utica redevelopment project.

*Six Rivers Land Conservancy* is non-profit organization dedicated to protecting land from conversion and degradation by assisting owners and agencies with conservation easements resources/strategies. Six Rivers has, and continues to, acquire easements within blighted or contaminated sites such as RACER Trust properties. Six Rivers will assist the County with identifying brownfield cleanup opportunities and protecting valuable green space.

#### 4.0 Project Benefits

*4.a. Health and/or Welfare and Environment:* The specific health and/or welfare and environment benefits associated with the priority brownfields in the targeted communities are summarized below.

**Health and/or Welfare Benefits:** Addressing target brownfields will reduce health and welfare threats which will directly benefit the disproportionately affected, underprivileged residents, helping to address the environmental justice issues these brownfields present. Cleanup and redevelopment of these sites will greatly reduce current threats to citizens living, working, and playing in those areas. The new RLF Grants will support cleanup of brownfields that pose to human health and the environment, which coincides with the goals of improving community living conditions (e.g. more affordable housing) and protecting natural resources. As described in Table 8, redevelopment of the County's priority brownfields will improve the health and welfare of residents and the environment by removing and/or mitigating sources of contamination and limiting uncontrolled migration of contamination into area water resources.

Table 8 – Health and Welfare Benefits of Redeveloping Priority Brownfields	
Priority Sites	Health and Welfare Benefits to Community
Former Sugar Beet Factory	Asbestos and lead-based paint will be abated and structural improvements will be made to ensure buildings are safe to occupy. Active or passive vapor barrier or extraction systems will be installed in buildings where vapor intrusion is a health risk. Façade improvements will be made and building code violations will be eliminated with the help of the County's RLF and CDBG grant. The buildings will be renovated with lower floor commercial use (grocery stores, restaurants, medical offices, etc.) and upper floor residential apartments.
Harrison Twp "Boat Town USA"	Soil and sediment contamination will be removed or covered with an engineering control to prevent direct contact exposure. Green space and water recreation areas would be created; existing canals and lake front areas would be redeveloped with affordable MSHDA housing.
Clinton River Landfills	Environmental cleanup and response will address direct contact and inhalation (particulate and vapor) concerns for residents and nearby Eppler Junior High School students. Remediation will reduce contaminant migration to the Clinton River. Engineering controls will be installed to support redevelopment of the site into a park.

Redevelopment of these priority brownfields utilizes equitable development principles in economically disadvantaged communities in a way that directly benefits the residents. RLF Grant operating procedures will ensure that the community is protected from contaminants during RLF work. A Health and Safety Plan

(HASP) will be completed for each site where intrusive sampling will occur and site access will be controlled during RLF operations. When subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled, and decontamination water and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed.

**Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:** The priority brownfields are located in the targeted communities: urban waterfront area, Clinton River landfill region, and the southern Industrial Corridor. Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. The redevelopment outcomes of this project coincide with the guiding Livability Principles<sup>1</sup> of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods. The redevelopment of priority brownfields will also lead to mitigation of nonpoint pollution sources and illicit discharges to surface waters, improving water and sediment quality of the Clinton River. This will result in reduction in contaminants, improving aquatic life and allowing for additional fishing and recreational opportunities.

Priority Site	Environment Benefits
Former Sugar Beet Factory	The soil, groundwater, and/or soil gas will be remediated to address: 1) vapor intrusion concerns on-site and for nearby residents, and 2) direct contact exposures. Assessing this property will aid putting this water-front site back into productive use.
Clinton River Landfills	Waste removal and engineering controls will be implemented to address: 1) methane gas explosivity concerns for nearby residents and students, 2) dermal contact exposures for surface waste, and 3) leachate to Clinton River. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed at an abandoned water treatment building. Assessing this property will further support the Utica redevelopment efforts and eliminate a safety concern for the nearby school.
Abandoned Manufacturing and Gas Stations in Industrial Corridor	Hazardous building materials (i.e., asbestos and lead-based paint) will be abated prior to demolition. Contaminated soil, groundwater, and/or soil gas will be remediated or response measures (vapor mitigation systems) will be installed to address: 1) vapor intrusion concerns on-site and for nearby residents, and 2) direct contact exposures. Cleanup activities will be performed to eliminate health hazards for the surrounding neighborhood's sensitive population (seniors).

**4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:**

**4.b(i) Policies, Planning, or Other Tools:** The projected brownfield redevelopments will create jobs, improve tax bases, provide recreation and greenspace, provide new affordable housing, and revitalize urban core neighborhoods, consistent with the County's goals. Planned redevelopments in the targeted communities will support industrial, office, and/or commercial uses, which will create good-wage job opportunities for local, low-income residents. The developments also will generate new property and income tax revenues for the County and stimulate economic activity in neighborhoods. These outcomes coincide with the guiding Livability Principles of valuing and supporting the community and its neighborhoods and increasing economic competitiveness. The projected economic benefits are:

- **Southern Industrial Area:** Redevelopment of light and heavy industrial and high-technology development will generate \$10-\$30 million in investment, generate \$200,000-\$400,000 in new property taxes yearly, and create 10 to 50 new jobs in an area desperate for job opportunities. The project would bring private investment of over \$2 million, support over 20 construction jobs, generate \$500,000 annually in new property taxes, and create new market-rate and affordable housing.
- **Urban Waterfront Area (Former Beet Factory Site):** Harrison Township's Redevelopment Plan, including Boat Town USA, will transform the existing blighted property along the shore of Lake St. Clair

<sup>1</sup> Principles adopted by the partnership between the U.S. EPA, United States Department of Transportation, and United States Department of Housing and Urban Development to promote smart growth.

into a thriving marina development. The proposed marina and mixed-use redevelopment would add another \$10 million in investment, \$50,000 in annual property taxes, and 20-50 jobs.

- **Clinton River Landfill Area:** Two landfill parcels in downtown Utica are in the process of being transformed from vacant, blighted land to a major community-based entertainment and mixed-use district. This brownfield redevelopment will include a mixed-use commercial and residential structure, pedestrian river bridge, and sustainable flex (shared use) parking areas. Redevelopment of the landfill sites with sustainable, affordable housing will bring residents in downtown Utica and help sustain existing retail and restaurants. The brownfield redevelopment project would bring private investment of over \$18 million, support over 20 permanent jobs and 90 construction jobs, generate \$500,000 annually in new property taxes, and create new affordable housing.

The rehabilitation and reuse of existing buildings and infrastructure (e.g. utilities, etc.) is cost-prohibitive for developers because of current industry construction costs and the lack of available sustainable development incentives. The County also will use RLF Grant funds and other brownfield incentives to encourage the incorporation of sustainable and “green” redevelopment components, such as innovative stormwater management techniques (rain gardens, bioswales, etc.), use of low-volatility building materials, and installation of energy efficient heating/cooling and lighting systems. The County will encourage the installation of energy efficient heating/cooling and lighting systems, resulting in reduced resource use and operating costs, and encourage developments to pursue certification through the Leadership in Energy and Environmental Design (LEED) program. These sustainable approaches will help the County reuse existing resources, reduce fossil fuel use and emissions, and minimize its energy use and waste generation during brownfields redevelopment.

**4.b(ii) Integrating Equitable Development or Livability Principals:** A \$2M grant will be used to construct a paved hike/bike trail along the Clinton River in 2015/2016. The grant is the result of successful collaboration between the County, CRWC, and the state of Michigan. The trail will bring a much-needed Livability/Sustainability concept to an impoverished region in Utica. In addition, various entities will be coordinating the use a \$4.5M SAW Grant to address the Clinton River Area of Concern (AOC).

#### **4.c. Economic and Community Benefits:**

**4.c(i)** Successful redevelopment of the targeted brownfields will have the following positive economic and community impacts:

- Removal and/or redevelopment of the abandoned commercial and industrial sites located within the target communities (Southern Industrial Corridor and Urban Waterfront Area) will reduce the negative impact on home values, create employment opportunities, boost tax revenues, improve Livability conditions, and reduce the financial strain on the County’s protective forces (police and fire) caused by the need for increased monitoring of these facilities. Future low income housing residents will directly benefit from cleanup activities.
- Redevelopment of the Clinton River Landfills in Utica will add a new riverfront trail, community playground, mixed use residential/commercial building, and “green” parking lot is also proposed for downtown Utica. These features will enhance a new baseball stadium and two-mile stretch of hike/bike trail that are under construction. These are examples of the County’s continual efforts to create new jobs, greenspace, community connectivity, and improved public health opportunities.

**4.c(ii)** Currently, there is no U.S. EPA Environmental Workforce Development/Job Training program in the County. However, the County will promote local hiring of workers by posting positions in brownfield assessment, cleanup, and revitalization on Planning Department, Macomb Chamber of Commerce, and Advancing Macomb, and Automation Alley websites, and through press releases to the local newspaper. The County will also partner with the administrators at Macomb Community College to link graduates to job opportunities in brownfield assessment and revitalization.

## **5.0 Programmatic Capability and Past Performance**

**5.a Programmatic Capability:** The project team will be led by a Director, Project Manager and Financial Manager and will include various leveraging (Section 2c) and community organization (3.c.i) partners to

support administration and marketing of the program and business/development attraction. Mr. Stephen N. Cassin, AICP, Executive Director of MCPED and manager of environmental grant programs, will serve as the County's RLF Grant Director. Mr. Cassin has over 33 years of experience with economic development including the administration of \$13,000,000 federally funded community development programs. He will be responsible for all grant operations (e.g., community relations/outreach, marketing, initial borrower/project evaluations, site/loan document preparation, reporting, etc.) and management of the environmental consultant. Mr. Jeff Schroeder, the RLF Grant Project Manager, will support Mr. Cassin with the day-to-day communications, tracking, and documentation. Mr. Stephen L. Smigiel, Interim Finance Director and Chief Fiscal Officer for Macomb County, will serve as the RLF Financial Manager. Mr. Smigiel will be responsible for establishing and managing the financial accounts of the program and payment requests and transfers through the Automated Standard Application for Payments (ASAP) system. Mr. Cassin will represent the County/Grantee as signatory authority for all loans. Ms. Jill Smith, Macomb County's Corporate Counsel for the MC Board of Commissioners, will provide legal support to the project team for this RLF Grant. Various other County members will provide support to the project team, as needed. These key project team members for the County have performed the same roles for the County's U.S. EPA Assessment and RLF Grants since their award in 2005, 2008, and 2013. The County's experienced USEPA Grant management team will be able to streamline the administration and contractual processes of the grant, and be flexible with replacing key members in the event of vacated positions.

Using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR §31.36), the County will retain a highly competent environmental consultant to assist in managing and tracking the activities funded by the RLF grant. The consultant will be experienced in all aspects of U.S. EPA RLF Grant management and will have demonstrated extensive experience with, and understanding of, the Michigan Voluntary Cleanup and U.S. EPA RLF Grant programs, and will have managed at least three successful brownfields redevelopment projects where multiple brownfields redevelopment financing incentives were leveraged.

**5.b. Adverse Audits:** The County has had no adverse audit findings with management of any Federal, State, or local grants.

**5.c. Past Performance and Accomplishments:**

5.c(i), 5.c(ii), and 5.c(iii): Macomb County's brownfield redevelopment program has successfully utilized previous U.S. EPA Hazardous Substances and Petroleum Assessment and RLF Grants. In 2005, the County was awarded a U.S. EPA RLF Grant for hazardous substances (\$200,000; ID 96584801-0). These grants were fully utilized. In 2008, the County secured an additional \$400,000 of U.S. EPA Assessment Grant dollars: \$200,000 petroleum (ID BF00E82401-0) and \$200,000 hazardous (ID BF00E82501-0). All of the Assessment Grant funds have been successfully used for brownfield redevelopment projects.

In 2013, the County was awarded a \$1,000,000 U.S. EPA RLF grant. As of the date of this application, \$750,000 of the RLF has been used and the remaining amount has been allocated to petroleum impacted sites. In 2015, RLF funds were used by the City of Utica and a private developer to help transform 15 acres of vacant, contaminated landfill parcels along the Clinton River in Utica, Michigan into a minor league baseball stadium and community "place making" center. The Utica redevelopment project (\$18M) involved leveraging various state and federal funds such as RLF (\$700,000), MDEQ Clean Michigan Initiative loan (\$1M) and MDEQ Surface Water Quality Initiative Fund grant (\$700,000) to remove 26,000 cubic yards of waste and install various environmental engineering controls. The County is on track to deplete its existing RLF grant funds by Spring of 2016, well ahead of the end of the project period (2018).

The County submitted and received approval for project QAPPs, conducted community engagement programs, complied with quarterly reporting and annual financial status reporting requirements, and compiled required data in the ACRES database. Grant activities conformed to work plans. Since 2005, the County brownfield program has secured a total of \$1,600,000 in U.S. EPA Assessment and RLF grants, which supported at least 36 brownfield projects. During this period, a total of 35 Phase I ESAs, 25 Phase II ESAs, and two asbestos surveys were conducted. In addition, 12 Environmental Assessment Reports and Due Care Plans were prepared for Michigan's VCP. The direct and indirect outcome of the County's Assessment and RLF funded programs to date is: over 21 sites redeveloped, 26,000 cubic yards of landfilled waste removed, over 1.5 miles of new trails constructed, approximately \$220 million leveraged in private investment in communities, and over 3,300 temporary and permanent jobs have been created.

## ATTACHMENT 1

Threshold Documentation



## FY2016 USEPA BROWNFIELDS REVOLVING LOAN FUND GRANT PROPOSAL

MACOMB COUNTY, MICHIGAN

### RESPONSES TO THRESHOLD CRITERIA

1. **Applicant Eligibility:** Macomb County is a general purpose unit of local government.
2. **Description of Jurisdiction:** The RLF Grant will serve the entire County of Macomb, an area encompassing approximately 570 square miles, as defined by the county boundary.
3. **Letter from State Environmental Authority:** Macomb County has received a letter (Attachment 2) from the Michigan Department of Environmental Quality (MDEQ) acknowledging that Macomb County plans to establish a revolving loan fund and conduct cleanup activities using federal grant funds.
4. **Oversight Structure and Legal Authority to Manage a Revolving Loan Fund Grant**
  - a. Macomb County will oversee cleanups by: 1) requiring MDEQ approval of cleanup plans to ensure compliance with the Michigan response action program, and 2) retaining a qualified environmental consultant to monitor the borrower's activities to ensure conformance with approved cleanup plans and applicable laws and regulations.

Macomb County will require each loan recipient to obtain MDEQ approval of Response Activity Plans before conducting cleanups. Macomb County will include that requirement in redevelopment and loan documents. Cleanups in Michigan are governed by Part 201 of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended (Part 201). The MDEQ and EPA have entered into a Memorandum of Understanding, which acknowledges that Michigan's Part 201 program for brownfield redevelopment provides response actions that are protective of human health and safety; offers an opportunity for public involvement; and allows for appropriate oversight and technical assistance. Non-labile brownfield developers have three options for obtaining MDEQ verification that planned response actions comply with the requirements of Part 201: 1) approval of a Response Activity Plan, and subsequent No Further Action letter, that describes activities necessary to protect human health and prevent exacerbation of contamination during site development and future use, 2) approval of an Act 381 Work Plan that describes activities necessary to protect human health/welfare/environment and that are eligible for tax increment financing, or 3) approval of a Remedial Action Plan that describes response actions needed to achieve closure of the site under Part 201. Deed restrictions used as part of safe-use strategies will be approved by the MDEQ.

Macomb County will procure services of one or more qualified environmental consulting firms (consultant(s)) to provide cleanup design and monitoring support. Macomb County and consultant(s) will work with RLF loan recipients in the early stages of project development, prior to MDEQ plan reviews, to provide feedback and guidance on intended cleanup actions to help ensure they achieve project goals, meet the desired cleanup goals, are cost effective, and meet Part 201 requirements. The consultant(s) will review remediation and bid plans and specifications to verify compliance with MDEQ-approved plans and inclusion of appropriate terms and conditions to ensure compliance with

Davis-Bacon, federal cross-cutter, and other program-specific requirements. The consultant(s) also will monitor field activities to verify compliance with approved work plans and contract documents.

Services of the consultant(s) will be procured upon award of the RLF grant, prior to selection of the first borrower/project. The consultant(s) will be selected in a competitive procurement process consistent with the provisions of 40 CFR 31.36.

All loan documents and grants will include language that provides to Macomb County the right to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant.

b. The legal opinion from Macomb County's legal counsel (Attachment 3), affirms that Macomb County has the legal authority to access and secure sites in the event of an emergency, loan default, or non-performance under a subgrant. This legal opinion further affirms that Macomb County has legal authority to perform the actions necessary to manage a revolving loan fund.

5. **Statutory Cost Share:** Macomb County's 20% cost share for the \$1,000,000 RLF Grant will be met primarily through borrowers' contributions. Borrowers will be required to contribute 20% of the cost for RLF-eligible environmental response actions. This contribution may be in the form of equity, in-kind services, or a tax increment financed loan. The borrowers' required contribution may be off-set by leveraged funds from other sources, such as the MDEQ Brownfield Redevelopment Grant and Loan programs, local Tax Increment Financing Authorities, and local foundations, when available and approved for the project.

## ATTACHMENT 2

Letter from State Authority



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING



DAN WYANT  
DIRECTOR

November 20, 2015

Mr. Stephen Cassin, Director  
Department of Planning and Economic Development  
Macomb County  
1 South Main, 7th Floor  
Mount Clemens, Michigan 48043

Dear Mr. Cassin:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of a United States Environmental Protection Agency (USEPA) Brownfield Grant Proposals for 2016

Thank you for your notice and request for a letter of acknowledgment for the Macomb County's proposals to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD), encourages and supports county-wide assessment, cleanup, and redevelopment efforts. The RRD recognizes Macomb County's success in utilizing their previous brownfield grants. Our review of your proposed project meets the USEPA's requirements under the proposal guidelines.

Macomb County is applying for a \$200,000 hazardous substances assessment grant and a \$200,000 petroleum assessment grant which could be used to conduct assessment activities at eligible brownfield sites and facilitate new redevelopment projects. Macomb County is also applying for a \$1 million revolving loan fund grant to support cleanup efforts. As an applicant, Macomb County is considered eligible for these grants as a general purpose unit of county government.

Should the EPA award these brownfield grants to Macomb County, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the county. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at [smedleyr@michigan.gov](mailto:smedleyr@michigan.gov).

Sincerely,

Ronald L. Smedley  
Brownfield Redevelopment Coordinator  
Brownfield Redevelopment Unit  
Remediation and Redevelopment Division  
517-284-5153

## ATTACHMENT 3

Legal Opinion



Mark A. Hackel  
County Executive

## CORPORATION COUNSEL

1 South Main St., 8<sup>th</sup> Floor  
Mount Clemens, Michigan 48043  
Phone: (586) 469-6346 ♦ Fax: (586) 307-8286

Corporation Counsel  
John A. Schapka

Assistant Corporation Counsel  
Frank Krycia  
Jill K. Smith  
Robert S. Gazall

December 15, 2015

Matthew Didier  
U.S. EPA Region 5 Headquarters  
77 West Jackson Boulevard  
Mail Code SE-7J  
Chicago, Illinois 60604-3507

Re: FY2016 USEPA Brownfields Revolving Loan Fund Grant Proposal  
Macomb County, Michigan

Dear Mr. Didier:

I have been requested to draft an opinion to demonstrate the following:

1. That Macomb County, Michigan has the legal authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant; and
2. Macomb County, Michigan has the legal authority to perform the actions necessary to manage a revolving loan fund, including the ability to hold funds, make loans, enter into loan agreements, and collect payments.

My opinion is that Macomb County does have the authority for both (1) and (2). Macomb County established the Macomb County Brownfield Authority (MCBA) pursuant to Brownfield Redevelopment Financing Act, MCL 125.2651 *et seq.* A brownfield redevelopment authority has the authority to do anything necessary and convenient to remediate brownfield properties [MCL 125.2657(1)(n)]. The MCBA is a political subdivision of Macomb County (MCL 125.2659). As a political subdivision of Macomb County, the MCBA serves as the brownfield redevelopment authority for Macomb County and may therefore manage any brownfield cleanup in a Macomb County municipality where there is not present a brownfield redevelopment authority.

Brownfield redevelopment authorities may make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, and loan agreements [MCL 125.2657(d)], make loans, participate in the making of loans, undertake commitments to make loans and mortgages, buy and sell loans and mortgages at public or private sale, rewrite loans and mortgages, discharge loans and mortgages, foreclose on a mortgage, commence an action to protect or enforce a right conferred upon the authority by a law, mortgage, loan, contract, or other agreement, bid for and purchase property that was the subject of the mortgage at a foreclosure or other sale, acquire and take possession of the

property and in that event compute, administer, pay the principal and interest on obligations incurred in connection with that property, and dispose of and otherwise deal with the property, in a manner necessary or desirable to protect the interests of the authority [MCL 125.2657(l)], and do all other things necessary or convenient to achieve the objectives and purposes of the authority [MCL 125.2657(n)].

It is our opinion that Macomb County through the Macomb County Brownfield Authority has the legal authority to manage the environmental cleanups and the related Brownfield Cleanup Revolving Loan Funds.

The Home Rule Charter of Macomb County gives the County Executive the authority to supervise, coordinate, direct and control facilities, operations and services of the County [Sec. 3.5(a)] and to exercise all incidental powers necessary or convenient for the discharge of the County Executive's duties [Sec. 3.5(c)]. In addition, a county board of commissioners is given the power to represent the county and have the care and management of the property and business of the county [MCL 46.11(l)].

Therefore, it is our opinion that Macomb County on its own, and through the Macomb County Brownfield Authority as its political subdivision, has the legal authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant.

This opinion is given solely for the benefit of Macomb County and for the benefit of the United States Environmental Protection Agency and may not be relied upon by any other person or for any other purpose.

If you have any question regarding this opinion, please call me.

Yours very truly,

A handwritten signature in cursive script that reads "Jill K. Smith". The signature is written in dark ink and is positioned above the printed name.

Jill K. Smith  
Assistant Corporation Counsel

## ATTACHMENT 4

Letters of Commitment



# MACOMB COUNTY HEALTH DEPARTMENT

## Mount Clemens Health Center

43525 Elizabeth Road ♦ Mount Clemens, Michigan 48043

PHONE: 586-469-5235 FAX: 586-469-5885

[www.macombgov.org/publichealth](http://www.macombgov.org/publichealth)

Mark A. Hackel  
County Executive

William J. Ridella, M.P.H., M.B.A.  
Director/Health Officer

December 14, 2015

Kevin P. Lokar, M.D.  
Medical Director

Stephen Cassin, Director  
Macomb County Department of Planning & Economic Development  
One S. Main Street  
7<sup>th</sup> Floor  
Mt. Clemens, Michigan 48043

Dear Mr. Cassin:

On behalf of the Macomb County Health Department, I am pleased to support the Macomb County Department of Planning and Economic Development's application for FY 2016 United States Environmental Protection Agency Brownfields Assessment Grant and Revolving Loan Fund to assess, cleanup, and promote redevelopment of brownfield sites within Macomb County.

For many years, the Health Department has received federal, state and local funding to support community household hazardous waste collections, eliminate illicit waste water discharges in our watershed, monitor water from county rivers and lakes, and conduct other activities to promote safe waste management and water quality in Macomb County. The Department's Environmental Health Division will continue to participate in the State's Clean Sweep and Pharmacy Outreach Medication Collection Programs to promote and sustain the proper disposal of unwanted pesticides and pharmaceuticals in our county.

The Health Department remains committed to improving the environmental and health conditions of our residents, and will continue to support the Department of Planning and Economic Development's Brownfield's Assessment and Redevelopment efforts by:

- Providing consultation and information on monitoring and enforcement actions necessary to prevent human exposure to any hazardous substance or pollutant from a brownfield site.
- Providing education and consultation from Environmentalists and Public Health Nurses to families with children having elevated blood lead levels.
- Providing collaborative support and environmental health support for redevelopment projects in the County.
- Providing education and consultation on critical environmental issues along the watershed and throughout Macomb County.

Please contact me at (586) 469-5510 if you need any additional information or assistance.

Sincerely,

William J. Ridella  
Director/Health Officer



Mr. Stephen Cassin  
Executive Director  
Macomb County Planning & Economic Development  
One S. Main Street  
7<sup>th</sup> Floor  
Mt. Clemens, Michigan 48043

December 16, 2015

RE: Community Partnership Letter of Commitment for  
U.S. EPA Brownfields Assessment and RLF Grants  
Macomb County, Michigan

Dear Mr. Cassin:

The Clinton River Watershed Council is pleased to support your application for FY2016 U.S. Environmental Protection Agency (U.S. EPA) Brownfield Assessment and RLF Grants to assess and promote redevelopment of Brownfield sites within Macomb County's watersheds. We appreciate the opportunity to continue working with Macomb County as a community partner.

As you know, the Clinton River Watershed Council is a non-profit organization dedicated to protecting, enhancing and celebrating the Clinton River, its watershed and Lake St. Clair. Macomb County is located within the Clinton River Watershed. The river and its tributaries flow through 63 rural, suburban and urban communities with a total population of more than 1.5 million. The Clinton River Watershed Council has partnered with Macomb County to create a better environment to live, recreate, and conduct business.

The Clinton River Watershed Council's role in the grant can consist of various roles including:

- Attending kickoff and strategy meetings;
- Coordinating watershed and river cleanup projects and grant programs;
- Communicate existing funding programs with the County, for leveraging purposes; and
- Providing ideas for sustainable and alternative stormwater treatment and controls.

The Clinton River Watershed Council remains committed to improving regional environmental conditions, and will continue to provide its resources to support Macomb County's brownfield redevelopment efforts.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anne M. Vaara".

Anne M. Vaara, Executive Director  
Clinton River Watershed Council



December 15, 2015

---

Mr. Stephen Cassin  
Executive Director  
Macomb County Planning & Economic Development  
One S. Main Street, 7th Floor  
Mt. Clemens, Michigan 48043

RE: Community Partnership letter of Commitment for  
U.S. EPA Brownfields Assessment & RLF Grants  
Macomb County, Michigan

Dear Mr. Cassin:

Advancing Macomb is pleased to support your application for FY2016 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment/RLF Grants to assess and promote redevelopment of brownfield sites within Macomb County. We appreciate the opportunity to continue working with Macomb County as a community partner.

As you know, Advancing Macomb is a community resource organization that strengthens communities in Macomb County utilizing corporate, foundation, and nonprofit support. The vision of Advancing Macomb is to add value to the lives of Macomb County by creating a better environment to live, recreate, and conduct business. Our focus is to help drive economic development, enhance natural resources, and strengthen communities. Advancing Macomb's role in the EPA Grant Projects will consist of providing a network to communicate and advertise the Assessment and RLF Grant objectives, promoting intergovernmental collaboration, and educating and helping entrepreneurs in accessing and utilizing the grant funds.

The Board of Advancing Macomb is committed to improving regional economic conditions, and will continue to provide its resources to support Macomb County's brownfield redevelopment efforts.

Sincerely,

**Melissa Roy**  
Executive Director



**Macomb**  
**Community College**

Education • Enrichment • Economic Development

Discover. Connect. *Advance.*

Office of the President

December 15, 2015

Mr. Stephen Cassin  
Executive Director  
Macomb County Planning & Economic Development  
One S. Main Street, 7<sup>th</sup> Floor  
Mt. Clemens, Michigan 48043

Dear Mr. Cassin,

As president of Macomb Community College, I strongly support your applications for FY2016 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment and Revolving Loan Fund (RLF) Grants to assess and promote redevelopment of brownfield sites within Macomb County. We appreciate the opportunity to continue working with Macomb County as a community partner. Macomb Community College is committed to ensuring the economic well-being of the community we serve.

It is my understanding that Macomb County would administer the Assessment and RLF Grants if they are awarded. Given our successful partnership history in economic development efforts, to the best of our abilities we would fully support your leadership and coordination role should these grants be funded.

In support of the County's defense initiatives, the college has been very successful in securing training grants specific to the defense industry. Similarly, the college looks forward to exploring comparable opportunities in the environmental sciences and alternative energy fields.

There is a great need for this type of funding in Macomb County due to the scaling down of the automobile industry. We believe that the funding will be put to very good use, and I am pleased to offer the resources available at Macomb Community College to support this important initiative.

Sincerely,

James Jacobs Ph.D.  
President

December 14, 2015

Jeffrey R. Lanier  
Senior Project Environmental Engineer  
13019 Pauline Dr.  
Shelby Twp MI 48317

RE: Community Partnership Letter of Commitment for  
U.S. EPA Brownfields Assessment Grants  
Macomb County, Michigan

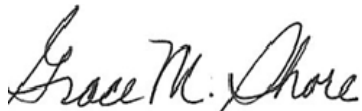
Dear Mr. Cassin:

The Macomb County Chamber of Commerce is pleased to support your application for two FY2016 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites within Macomb County. We appreciate the opportunity to continue working with Macomb County as a community partner.

As you know, The Macomb County Chamber is a community resource that strengthens communities in Macomb County utilizing corporate, foundation, and non-profit support. The vision of The Chamber is to add value to the lives of Macomb County by creating a better environment to live, recreate, and conduct business. Our focus is to help drive economic development, enhance natural resources, and strengthen communities. The Macomb County Chamber's role in the Assessment Grant Project will consist of providing a network to communicate and advertise the Assessment Grant objectives, promoting inter-governmental collaboration, and educating and helping entrepreneurs in accessing and utilizing the grant funds.

The Macomb County Chamber of Commerce remains committed to improving regional economic conditions, and will continue to provide its resources to support Macomb County's Brownfield Redevelopment efforts.

Sincerely,  
Grace Shore, Executive Director  
Macomb County Chamber



Grace M. Shore, CEO  
Macomb County Chamber ■ Macomb Foundation  
Mount Clemens Office: 586■493■7600 Warren Office: 586■268■6430

December 15, 2015

Mr. Stephen N. Cassin, AICP Director  
Macomb County Department of Planning & Economic Development  
1 South Main, 7th Floor  
Mt. Clemens, MI 48043

Dear Mr. Cassin:

Automation Alley is pleased to provide this letter of support for Macomb County's applications for the United States Environmental Protection Agency's (EPA) FY 2016 Brownfield Assessment and Brownfield Revolving Loan Fund Grants.

Automation Alley exists to promote and grow the innovation clusters that exist in Southeast Michigan. In 2003, Macomb County became the first regional Foundation Member of Automation Alley's nearly 1,000-member high-technology trade association. Together, Automation Alley and Macomb County have sought innovative ways to promote technology based economic development in our community. Program examples include seed funding for early stage high-tech companies, international trade with a focus on helping small and medium-sized companies to export their goods and services abroad and industry diversification with a focus on transitioning advanced manufacturing companies into the defense market.

If funded, Automation Alley commits to continuing this relationship and will seek all possible ways to add resources to support the success of these grants:

- Automation Alley will assist Macomb County with public outreach activities; contacting various stakeholder and citizen groups, providing informational materials and hosting outreach events
- Automation Alley will refer projects and clients to applicant for use of grant funds
- Automation Alley will provide outreach support in our electronic newsletter
- Automation Alley will commit what research, planning and/or technical assistance support we have available to Macomb County

Macomb County and Southeast Michigan as a whole are continuing to recover from the Great Recession. We are leaner and more diversified than our region has been in the past. Federal resources are warranted to continue to support of this endeavor and we strongly encourage the award of these FY 2016 EPA Brownfield Grants to Macomb County.

Sincerely,



Kenneth Rogers  
Executive Director



4480 Orion Rd., 2nd Floor  
P. O. Box 80902  
Rochester, Michigan 48308-0902  
248-601-2816  
www.sixriversrlc.org  
info@sixriversrlc.org

#### BOARD OF TRUSTEES

Mary Sclawy  
West Bloomfield  
*President*

Gary Kravitz  
Farmington Hills  
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Highland Township  
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#### EMERITUS

Lorna McEwen  
West Bloomfield

#### STAFF

Christopher Bunch  
*Executive Director*

Danielle Devlin  
*Land Protection Director*

Betsy Jagosz  
*Operations Manager*

Meghan Prindle  
*Community Outreach Coordinator*

WE CONSERVE, SUSTAIN AND  
CONNECT NATURAL AREAS, LANDS  
AND WATERS THAT MAKE THE  
PLACES WE LIVE SPECIAL.

Six Rivers Regional Land Conservancy  
is a private non-profit organization.  
All contributions are tax-deductible as  
provided by law.



December 14, 2015

Mr. Stephen Cassin  
Executive Director  
Macomb County Planning & Economic Development  
One S. Main Street, 7<sup>th</sup> Floor  
Mt. Clemens, Michigan 48043

RE: Commitment for Partnership with Macomb County for application to  
FY2016 EPA Brownfield Grant and Revolving Loan Fund

Dear Mr. Cassin:

Six Rivers is pleased to offer our support to your efforts to restore brownfields in Macomb County. In addition to cleaning up contaminated properties and restoring economic capacity, these projects also help reduce pressure for green-field development, which directly compliments our mission and work.

Six Rivers has been directly involved in wetland mitigation easements with the DEQ, as well as holding easements on properties that contain some historic contamination. Following are examples of our involvement with related work:

- We have an easement on a property in Metamora that includes a contaminated site—the easement was part of the remediation process.
- We also hold easements on properties that include agricultural activities, most of which have some level of contamination on the property.
- We just concluded a project that involved the purchase of a contaminated property by Huron Clinton Metroparks as an addition to their Lake St. Clair Metropark.
- A past board member who remains active with the organization is an environmental attorney who has spent more than 40 years of his career working on contaminated property issues, and we have two other attorneys on our board who have worked on these issues.
- In the last year we have been in communication with Racer Trust about taking a role in the disposition of some of the properties coming out of the GM bankruptcy.

The purpose in pointing all of this out is to demonstrate that we are familiar with issues involved in dealing with brownfields and believe we have a role to play in their rehabilitation. Toward that end, we are glad to consider taking a role in holding conservation easements or owning preserves as part of that process.

Thank you for all of your efforts to clean-up and restore contaminated properties in Macomb County. We look to the opportunity to work with you. Please call at any time you wish to discuss a project.

Sincerely,

A handwritten signature in blue ink that reads "Chris Bunch". The signature is written in a cursive, flowing style.

Chris Bunch  
Executive Director

December 15, 2015

Mr. Stephen N. Cassin, AICP Director  
Macomb County Department of Planning & Economic Development  
1 South Main, 7th Floor  
Mt. Clemens, MI 48043

Dear Mr. Cassin:

Automation Alley is pleased to provide this letter of support for Macomb County's applications for the United States Environmental Protection Agency's (EPA) FY 2016 Brownfield Assessment and Brownfield Revolving Loan Fund Grants.

Automation Alley exists to promote and grow the innovation clusters that exist in Southeast Michigan. In 2003, Macomb County became the first regional Foundation Member of Automation Alley's nearly 1,000-member high-technology trade association. Together, Automation Alley and Macomb County have sought innovative ways to promote technology based economic development in our community. Program examples include seed funding for early stage high-tech companies, international trade with a focus on helping small and medium-sized companies to export their goods and services abroad and industry diversification with a focus on transitioning advanced manufacturing companies into the defense market.

If funded, Automation Alley commits to continuing this relationship and will seek all possible ways to add resources to support the success of these grants:

- Automation Alley will assist Macomb County with public outreach activities; contacting various stakeholder and citizen groups, providing informational materials and hosting outreach events
- Automation Alley will refer projects and clients to applicant for use of grant funds
- Automation Alley will provide outreach support in our electronic newsletter
- Automation Alley will commit what research, planning and/or technical assistance support we have available to Macomb County

Macomb County and Southeast Michigan as a whole are continuing to recover from the Great Recession. We are leaner and more diversified than our region has been in the past. Federal resources are warranted to continue to support of this endeavor and we strongly encourage the award of these FY 2016 EPA Brownfield Grants to Macomb County.

Sincerely,



Kenneth Rogers  
Executive Director

## ATTACHMENT 5

Leveraged Funding/Resources Documentation



December 16, 2015

Mr. Stephen Cassin  
Executive Director  
Macomb County Planning & Economic Development  
One S. Main Street, 7th Floor  
Mt. Clemens, Michigan 48043

RE: Designation Letter EPA Brownfields Assessment/RLF Grant

Dear Mr. Cassin:

The Advance Michigan Investing in Manufacturing Communities Partnership (IMCP) Chair and Governing Board are pleased to support your applications for FY2016 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment/RLF Grants to assess and promote redevelopment of brownfield sites within Macomb County. We appreciate the opportunity to continue working with Macomb County as an ICMP community partner.

Advance Michigan's role in the EPA Grant Projects will consist of providing a network to communicate and advertise the Assessment/RLF Grant objectives, and promoting inter-governmental collaboration among our 13 county region.

Advance Michigan is committed to improving regional economic conditions, and will continue to provide its resources to support Macomb County's brownfield redevelopment efforts.

With respect,

A handwritten signature in blue ink, appearing to read "Olga Stella".

Olga Stella  
Chair, Advance Michigan  
COO, Detroit Economic Growth Corporation



December 14, 2015

Mr. Stephen Cassin, Executive Director  
Macomb County Planning and Economic Development  
One S. Main Street, 7th Floor  
Mount Clemens, MI 48043

**RE: Community Partnership Letter of Commitment for US EPA Brownfields  
Assessment and RLF Grants, Macomb County, Michigan**

Dear Mr. Cassin:

The Macomb Habitat for Humanity is pleased to support your application for FY2016 EPA  
Brownfield Assessment and Revolving Loan Fund Grants.

As you know, Macomb Habitat is a community resource whose mission is to provide safe, affordable homes to those in need. The vision of Macomb Habitat is to add value to the lives of those living in Macomb County by creating a better environment in which to live, recreate and conduct business. Part of our focus is to help drive economic development, enhance natural resources, and strengthen communities. Therefore, we will help Macomb County with: 1) identifying brownfield redevelopment and cleanup projects in low income areas, 2) coordinating construction plans for blighted neighborhoods, and 3) communicating cleanup strategies and projects with residents.

Macomb Habitat's role is to build homes in very low income and blighted areas of southern Warren, Clinton Township, Roseville, Mount Clemens and Eastpointe. We like to find areas where our building a home inspires those around us to begin to improve their properties, as well. That, coupled with our Brush With Kindness Program, a program that offers neighbors up to \$2000 worth of exterior repair – provided by Habitat, are reasons we especially believe in and support the grant.

Helen Hicks

President and CEO

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/18/2015

4. Applicant Identifier:

N/A

5a. Federal Entity Identifier:

N/A

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

12/18/2015

7. State Application Identifier:

114789

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

MACOMB COUNTY

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-6004868

\* c. Organizational DUNS:

0265447130000

### d. Address:

\* Street1:

ONE S. MAIN STREET

Street2:

\* City:

MT. CLEMENS

County/Parish:

MACOMB COUNTY

\* State:

MI: Michigan

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

48043-2327

### e. Organizational Unit:

Department Name:

PLANNING AND ECONOMIC DEV

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr .

\* First Name:

STEVE

Middle Name:

\* Last Name:

CASSIN

Suffix:

Title:

EXECUTIVE DIRECTOR OF PLANNING

Organizational Affiliation:

MACOMB COUNTY

\* Telephone Number:

586-469-5285

Fax Number:

\* Email:

steve.cassin@macombgov.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-05

\* Title:

FY16 Guidelines for Brownfields Revolving Loan Fund Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY2016 USEPA BROWNFIELDS RLF APPLICATION - MACOMB COUNTY, MICHIGAN

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,000,000.00"/>
* b. Applicant	<input type="text" value="20,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="180,000.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,200,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: